



STAFF PRESENTATION

Planning Commission July 19, 2012

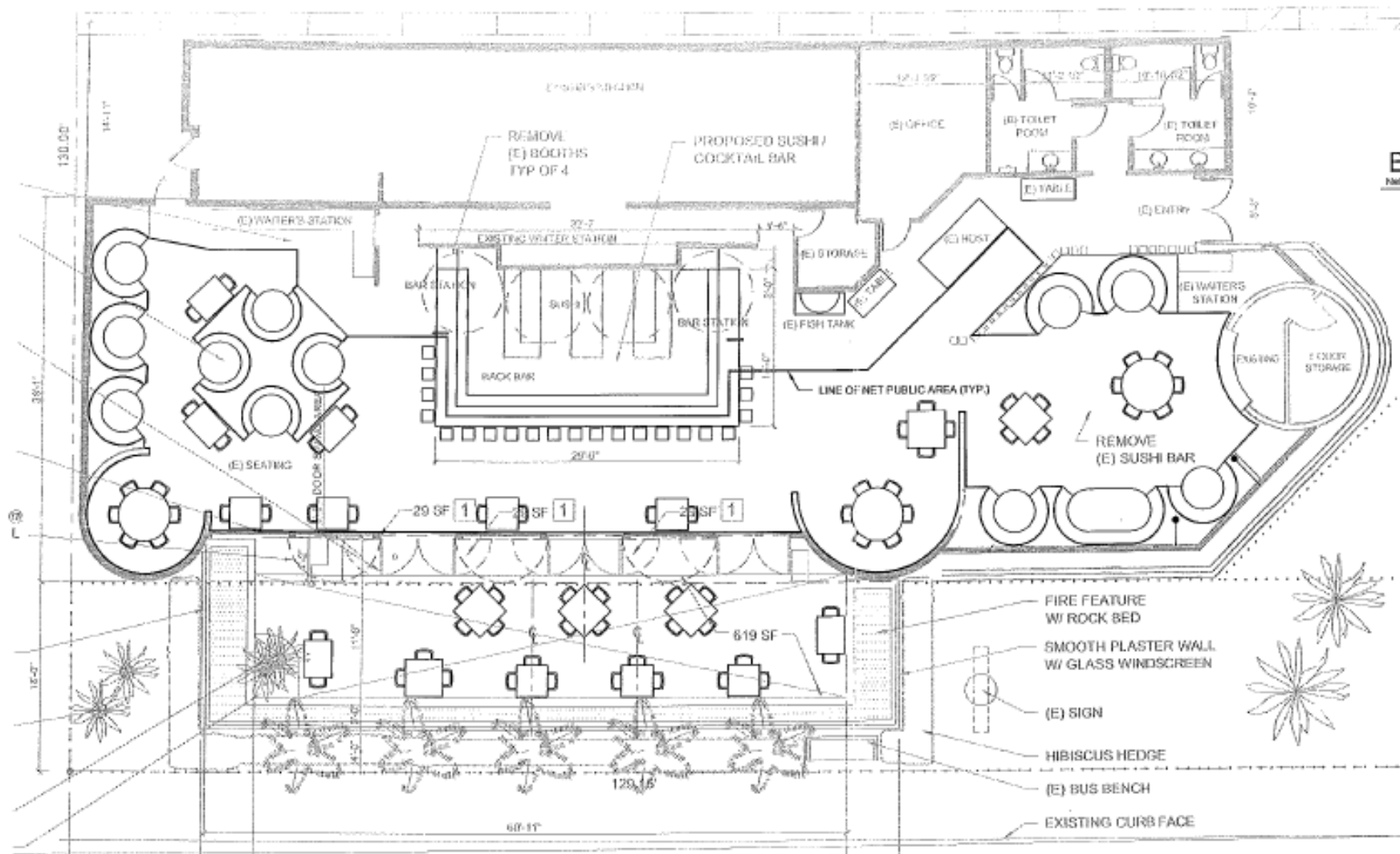
**Coast Point (China Palace)
Live Ent./Dancing Use Permit Review
Use Permit No. UP2010-015
(PA2010-082)**



Vicinity Map

- Approved by City Council November 23, 2011
- 400 sq ft of dance area
- Closing Hours:
 - Live Entertainment/Dancing-1:00 a.m.
 - Restaurant-2:00 a.m.
 - Outdoor patio-12:00 midnight with live entertainment/dancing

Use Permit No. UP2010-015



Floor Plan

- Provided a live entertainment permit August 15, 2011.
- Provided an off-site parking letter
- Demonstrated the ability to offer valet service when parking demand was high.
- Revised the occupancy calculations
- Provided a security plan March 5, 2012.
- Removed take-out signage
- Purchased 13 annual parking passes for 2012.

Actions Taken by Applicant

Police

- 11 calls for service
- No objections to the operations as approved under the Use Permit
- PD to review sales receipts and in six months to ensure compliance in accordance with Condition No. 20

Code Enforcement

- One violation-temporary banners December, 2011
- Removed happy hour signage

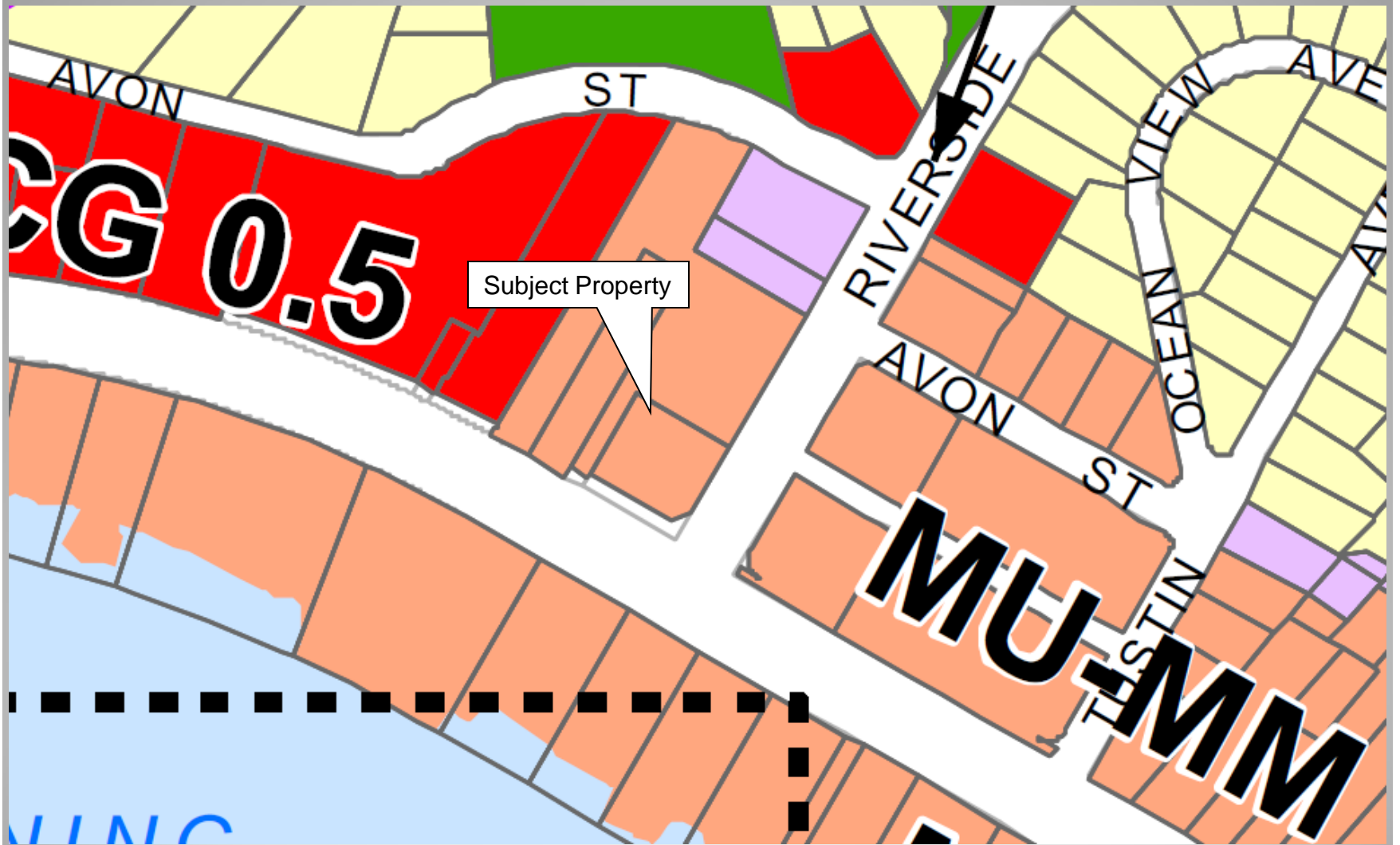
PD/Code Enforcement

- End

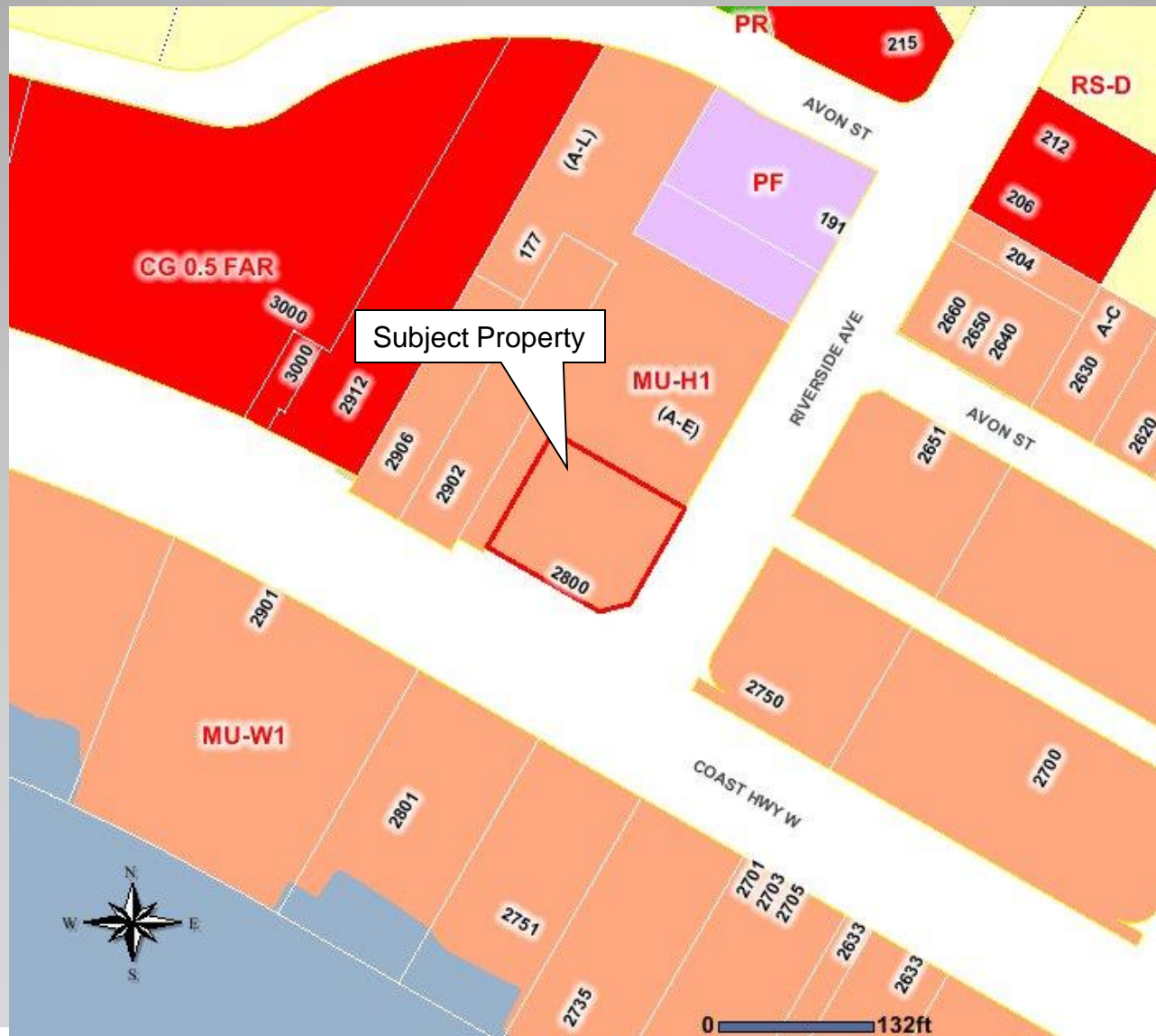


Restaurants in the Area

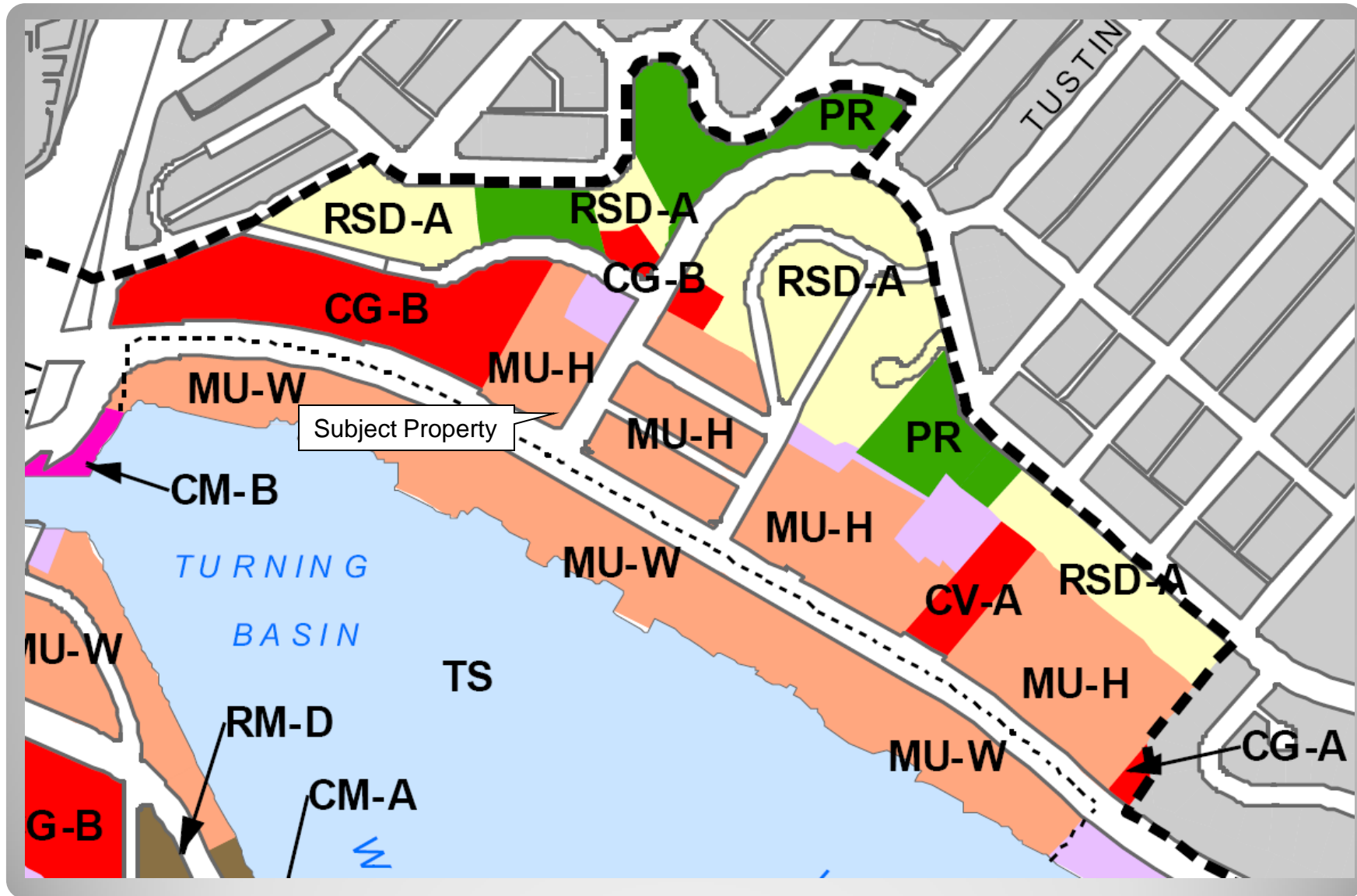




Zoning Map



Current General Plan Map



Current CLUP